

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:

PHYLLIS J. HANEY  
*Debtor*

Case No. 18-22636-TPA  
Chapter 11

PHYLLIS J. HANEY  
*Movant*

Related to Doc No. 262

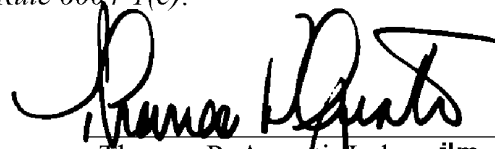
v.

STRASSBURGER, MCKENNA,  
GUTNICK and GEFSKY; BRADY'S  
RUN SANITARY AUTHORITY;  
INTERNAL REVENUE SERVICE;  
COMMONWEALTH OF  
PENNSYLVANIA DEPARTMENT  
OF REVENUE; BEAVER COUNTY  
TAX CLAIM BUREAU  
*Respondents*

**ORDER**

On August 29, 2019, the Debtor filed a *Motion for Sale of Real Property Free and Clear of All Liens, Claims and Encumbrances* at Document No. 262 ("Motion"). However, a review of the Court's Electronic Access to Sales Information ("EASI") system indicates that the Debtor failed to advertise the sale, which is in violation of *W.PA.LBR 6004-1(c)*. Therefore,

**AND NOW**, this *30th* day of *August, 2019*, for the foregoing reasons, it is hereby **ORDERED, ADJUDGED and DECREED** that the *Motion* is **DISMISSED**, without prejudice to refiling within seven (7) days consistent with *Local Rule 6004-1(c)*.

  
Thomas P. Agresti, Judge jlm  
United States Bankruptcy Court

Case administrator to serve:  
Debtor  
Counsel for Debtor

## Imaged Certificate of Notice Page 2 of 2

United States Bankruptcy Court  
Western District of PennsylvaniaIn re:  
Phyllis J. Haney  
DebtorCase No. 18-22636-TPA  
Chapter 11**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: lfin  
Form ID: pdf900Page 1 of 1  
Total Noticed: 1

Date Rcvd: Aug 30, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 01, 2019.

db +Phyllis J. Haney, 199 Blackhawk Road, Beaver Falls, PA 15010-1292

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Sep 01, 2019

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 30, 2019 at the address(es) listed below:

Brian E. Caine on behalf of Creditor The Bank Of New York Mellon, et al  
bcaine@parkermccay.com, BKcourtnotices@parkermccay.com  
Gary M. Sanderson on behalf of Creditor Myers Equipment Corporation gms@muslaw.com  
J. Philip Colavincenzo on behalf of Interested Party Frye Transportation Group, Inc.  
colavincenzolaw@verizon.net; colavincenzolaw@yahoo.com  
J. Philip Colavincenzo on behalf of Creditor Beaver Falls Municipal Authority  
colavincenzolaw@verizon.net; colavincenzolaw@yahoo.com  
James Warmbrodt on behalf of Creditor Park Place Securities, Inc., Asset-Backed Pass-through  
Certificates, et al... bkgroup@kmlawgroup.com  
Jason M. Yarbrough on behalf of Creditor Myers Equipment Corporation jmy@muslaw.com,  
aah@muslaw.com; muslawpitt@yahoo.com  
Jerome B. Blank on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR  
IN INTEREST TO WACHOVIA BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC., ASSET-BACKED  
PASS-THROUGH CERTIFICATES, SERIES 2004-WWFL pawb@fedphe.com  
Jodi L. Hause on behalf of Creditor Wells Fargo Bank, N.A, As Trustee Et Al  
jodi.hause@phelanhallinan.com, pawb@fedphe.com  
Jodi L. Hause on behalf of Creditor SELECT PORTFOLIO SERVICING INC. ET. AL.  
jodi.hause@phelanhallinan.com, pawb@fedphe.com  
Jodi L. Hause on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN  
INTEREST TO WACHOVIA BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC., ASSET-BACKED  
PASS-THROUGH CERTIFICATES, SERIES 2004-WWFL jodi.hause@phelanhallinan.com, pawb@fedphe.com  
Norma Hildenbrand, on Behalf of the United States Trustee by on behalf of U.S. Trustee  
Office of the United States Trustee Norma.L.Hildenbrand@usdoj.gov  
Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov  
Robert J. Taylor on behalf of Creditor Beaver County Tax Claim Bureau rjt52@hotmail.com,  
barristerob@gmail.com  
Robert O Lampl on behalf of Debtor Phyllis J. Haney rol@lampllaw.com,  
jschemm@lampllaw.com; jlacher@lampllaw.com; dfuchs@lampllaw.com; eslagle@lampllaw.com; neish51@gmail.  
com; jcooney@lampllaw.com; rcooney@lampllaw.com; slampl@lampllaw.com; RossLampl@lampllaw.com; rkunkel@  
lampllaw.co

TOTAL: 14